

## Appendix

Figure 1. Operational Portfolio Energy Consumption (weather corrected)

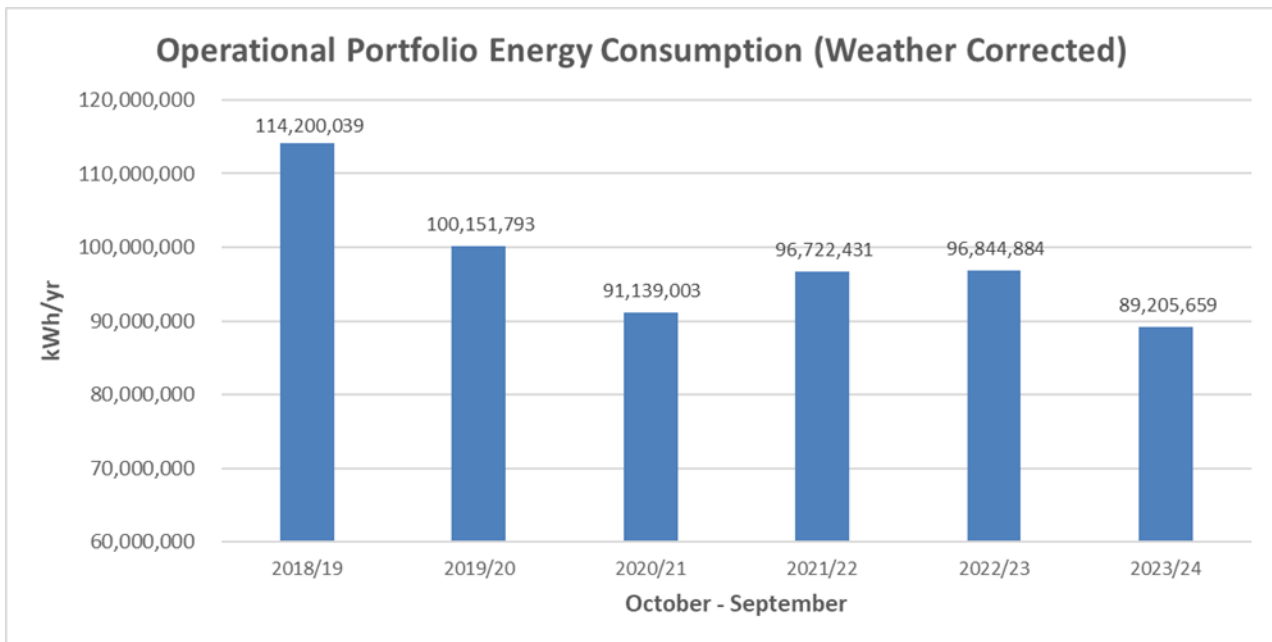


Figure 2. Operational Portfolio Energy Consumption (Absolute)

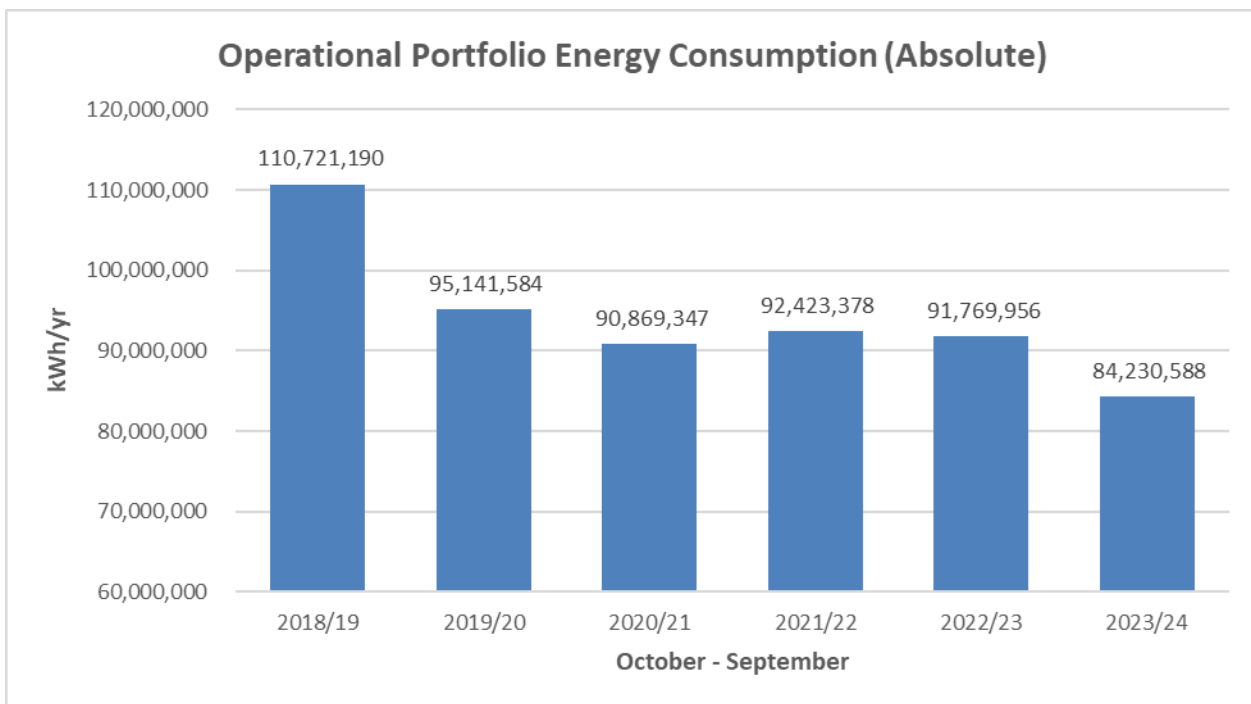


Figure 3. Carbon Trajectory progress towards net zero by 2027 across our own operations

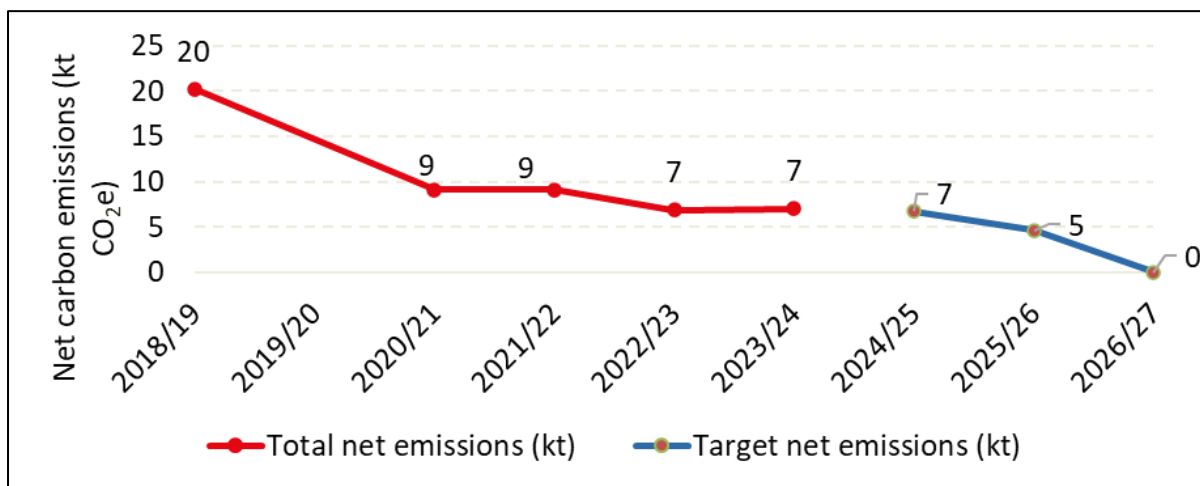


Figure 4. Top 30 site energy performance

Weather Corrected Data: Performance comparison by top 30 sites: Rolling Year up to September 2024

Site Name	Sum of Mar-19	Sum of Sep-22	Sum of Sep-23	Sum of Sep-24	23/24 vs 22/23 Difference	23/24 vs 22/23 %	23/24 vs 18/19 %
GSMD - Milton Court	3,873,643	4,631,858	3,805,611	5,473,951	1,668,340	43.8%	41.3%
Mansion House	2,289,797	2,322,501	1,641,595	2,358,110	716,516	43.6%	3.0%
London Metropolitan Archives	1,344,258	1,203,726	1,163,400	1,351,514	188,114	16.2%	0.5%
New Spitalfields Market (Landlords)	6,800,091	5,828,812	6,011,085	6,176,118	165,033	2.7%	-9.2%
GSMD - Sundial Court	1,776,176	1,572,020	1,462,463	1,599,785	137,322	9.4%	-9.9%
GSMD	2,156,280	2,002,232	2,023,882	2,138,942	115,061	5.7%	-0.8%
Mayor's Court	313,134	256,542	257,395	310,439	53,044	20.6%	-0.9%
Open Spaces East Heath & Kenwood	210,208	166,061	139,829	174,261	34,432	24.6%	-17.1%
Open Spaces Epping Forest	634,781	682,630	580,381	610,156	29,775	5.1%	-3.9%
Open Spaces Hampstead Heath Leisure	669,634	666,523	690,573	714,856	24,284	3.5%	6.8%
Open Spaces Parliament Hill	241,349	242,750	276,664	296,901	20,236	7.3%	23.0%
Billingsgate Market	3,394,388	3,183,610	3,078,410	3,088,995	10,585	0.3%	-9.0%
Baynard House Car Park	165,216	168,141	162,867	156,376	-6,491	-4.0%	-5.4%
London Wall Car Park	219,171	207,609	210,757	199,316	-11,441	-5.4%	-9.1%
City of London School For Girls	2,243,876	1,567,177	2,063,887	2,015,113	-48,774	-2.4%	-10.2%
Open Spaces Golders Hill & Extension	350,124	400,614	260,016	188,859	-71,157	-27.4%	-46.1%
Animal Reception Centre	687,364	660,525	652,828	577,366	-75,462	-11.6%	-16.0%
Tower Bridge	2,277,475	2,234,110	2,226,862	2,118,931	-107,930	-4.8%	-7.0%
Streetlighting	3,800,664	2,047,535	1,933,582	1,798,247	-135,335	-7.0%	-52.7%
City of London Freeman's School	4,791,615	5,044,688	4,809,463	4,660,195	-149,268	-3.1%	-2.7%
Tower Hill Coach & Car Park	542,795	587,220	477,487	203,525	-273,961	-57.4%	-62.5%
City of London Crematorium	2,778,997	2,073,962	2,196,524	1,852,180	-344,344	-15.7%	-33.4%
Walbrook Wharf Cleansing Depot	1,727,620	2,147,750	2,342,742	1,894,205	-448,537	-19.1%	9.6%
City of London School	3,229,652	3,324,176	3,253,549	2,732,108	-521,441	-16.0%	-15.4%
Barbican Arts Centre	17,351,369	14,991,283	17,084,876	16,394,659	-690,217	-4.0%	-5.5%
New Street (21)	1,805,567	2,249,471	2,790,125	2,001,725	-788,399	-28.3%	10.9%
Central Criminal Court	7,815,224	6,329,896	5,254,750	4,137,698	-1,117,052	-21.3%	-47.1%
Guildhall Complex	17,750,527	13,319,859	12,197,173	10,634,558	-1,562,615	-12.8%	-40.1%
Bishopsgate Police Station	3,420,664	3,170,568	3,614,608	1,863,130	-1,751,479	-48.5%	-45.5%
London Central Market (Smithfield)	17,431,633	10,937,415	11,167,574	8,127,008	-3,040,566	-27.2%	-53.4%
<b>Grand Total</b>	<b>112,093,292</b>	<b>94,221,263</b>	<b>93,830,955</b>	<b>85,849,228</b>	<b>-7,981,727</b>	<b>-8.5%</b>	<b>-23.4%</b>

Figure 5. Bottom 5 performing sites

Bottom 5 Performing Sites - Weather Corrected	Sept-23	Spet-24	Difference kWh 23/24 vs 24/25	Potential Rationale
GSMD - Milton Court	3,805,611	5,473,951	1,668,340	The increase has been caused by an increase in heat consumption. This supply has significant ongoing metering issues and we are currently investigating whether the current readings are incorrect or whether previous readings are incorrect.
Mansion House	1,641,595	2,358,110	716,516	Increased gas consumption is the primary cause of the increase for Mansion House. The site is taking more bookings than it has in the past which explains this. However, the energy team is working with the site to see if consumption can be reduced.
London Metropolitan Archives	1,163,400	1,351,514	188,114	The increase in consumption is likely due to the site attempting to dry out and de-humidify following a flood earlier in 2024.
New Spitalfields Market (Landlords)	6,011,085	6,176,118	165,033	The increase in consumption has been caused by the increasing number of tenants that occupy the market. After excluding tenant consumption, the site's consumption has decreased vs the previous year.
GSMD - Sundial Court	1,462,463	1,599,785	137,322	Increased gas consumption is the primary cause of this increase. The site recently had new boilers installed and this has meant their consumption is more consistent. Before this installation, the boilers were regularly cut out for long periods. Also, the site has seen an increase in general use & occupancy.

Figure 6. Current CAS Capital Programme Projects

<b>Number</b>	<b>Site</b>	<b>Scope of works</b>	<b>Description</b>
1	Barbican Arts Centre	Pump replacement	Project completed.
2	Barbican Arts Centre and Guildhall School of Music and Drama	EC fans replacement	Project completed.
3	Barbican Arts Centre	Lighting replacement	Project completed.
4	Guildhall	Lighting replacement	Project completed.
5	Tower Hill Coach and Car Park	Lighting, Ventilation and BMS	Project completed.
6	Multiple	BMS optimisation: Phase one	Project completed.
7	Multiple	BMS optimisation: Phase two	Being discussed for cancellation.

<b>Number</b>	<b>Site</b>	<b>Scope of works</b>	<b>Description</b>
8	London Metropolitan Archives	Solar PV	This project is on site and being delivered.
9	Guildhall School of Music and Drama	LED, BMS, EC Fan	This project is now in final stages of development.
10	Barbican Arts Centre	Specialist Lighting	On hold whilst the Barbican Capital Works discussion is ongoing.
11	Guildhall Hall	EC Fans	On hold until Guildhall Yard East refurbishment options are confirmed.
12	Mansion House - phase 1	Draught proofing, LED lighting, fan replacements, ventilation improvements, pipework insulation, BEMS Optimisation	This project is on site and being delivered in piecemeal according to access.
13	Mansion House - phase 2	ASHP and PV installation	Planning Permission in progress.
14	The Warren	LED lighting, pipe insulation and ASHP	This project is still in redevelopment.
15	Walbrook Wharf - phase 1	EC Fans, pipework insulation, pump replacement, BEMS Optimisation	Project is on site and being delivered.

<b>Number</b>	<b>Site</b>	<b>Scope of works</b>	<b>Description</b>
16	Walbrook Wharf - phase 2	ASHP installation	This project is now in final stages of development. Planning permission is being applied for.
17	Open Space PV – Parliament Hill Lido	PV installation	Planning Permission in progress.
18	Heathrow Animal Reception Centre – Phase 1	Solar PV, LED Lighting, EC Fans	This project is now in final stages of development. Planning permission is being applied for.
19	Heathrow Animal Reception Centre – Phase 2	ASHP to replace existing boilers	This project is now in final stages of development. Planning permission is being applied for.
20	Barbican Arts Centre	The second phase of pump replacement	The project is being instigated to replace the next set of pumps that are of a bigger capacity but fewer in number than the previous project to complete during shutdown.